

**ORDINANCE NO. 20060928-085**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4711 EAST RIVERSIDE DRIVE FROM GENERAL OFFICE (GO) DISTRICT TO GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY (GO-MU-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general office (GO) district to general office-mixed use-conditional overlay (GO-MU-CO) combining district on the property described in Zoning Case No. C14-06-0138, on file at the Neighborhood Planning and Zoning Department, as follows:

A 5.372 acre tract of land, more or less, out of the Santiago Del Valle Grant, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 4711 East Riverside Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general office (GO) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on October 9, 2006.

**PASSED AND APPROVED**

\_\_\_\_\_ September 28 \_\_\_\_\_, 2006      §  
   §  
   §  
   \_\_\_\_\_  
   Will Wynn  
   Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
   David Allan Smith     Shirley A. Gentry  
   City Attorney     City Clerk

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EXHIBIT A  
FIELD NOTES TO ACCOMPANY MAP OF SURVEY  
5.372 ACRES OF LAND  
SANTIAGO DEL VALLE GRANT  
TRAVIS COUNTY, TEXAS

FIELD NOTES DESCRIPTION OF 5.372 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN TRACT CALLED 5.39 ACRES DESCRIBED IN A DEED TO DOYLE THORNHILL RECORDED IN VOLUME 10739, PAGE 443 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 5.372 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a ½ inch diameter steel pin found on the south line of Riverside Drive at the northwest corner of the said Thornhill tract, the same being at the northeast corner of Lot 1, Block A, Chevy Chase South Phase Four, Section A, a subdivision of record in Book 83, Page 58d of the Plat Records of Travis County, Texas;

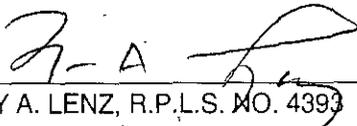
THENCE, along the south line of Riverside Drive, the following two (2) courses and distances:

- 1) S 75°31'27" E, 235.86 feet to a ½ inch diameter steel pin found;
- 2) With a curve to the right, having a central angle of 04°52'55", a radius of 1372.70 feet, an arc of 116.96 feet and a chord bearing and distance of S 73°01'06" E, 116.93 feet to a galvanized bolt found at the northwest corner of Lot 2, Jim & Mike Subdivision, a subdivision of record in Book 60, Page 38 of the Plat Records of Travis County, Texas;

THENCE, S 29°40'07" W, a distance of 724.61 feet to a ½ inch diameter steel pin found on the north line of Lot 1, Block B, Chevy Chase South Phase Four, Section B, Block B, a subdivision of record in Book 84, Page 87c of the Plat Records of Travis County, Texas, and being at the southeast corner of the said Thornhill tract, the same being the southwest corner of the said Lot 2, Jim & Mike Subdivision;

THENCE, N 60°04'35" W, a distance of 344.55 feet along the north line of the said Lot 1, Block B, Chevy Chase South Phase Four, Section B, Block B subdivision, to an iron pipe found at the southwest corner of the said Thornhill tract on the east line of the said Lot 1, Block A, Chevy Chase South Phase Four, Section A subdivision;

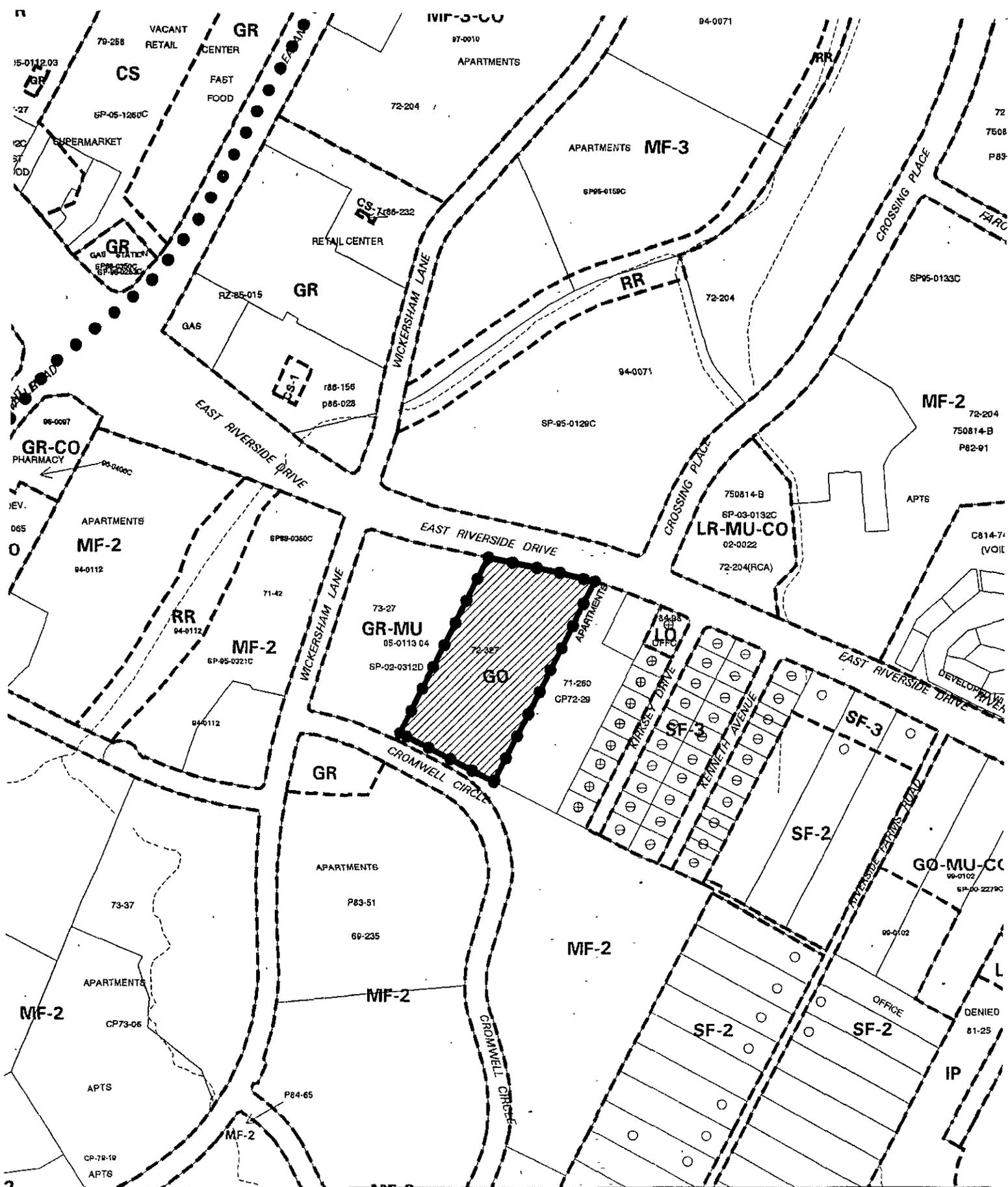
THENCE, N 29°55'34" E, a distance of 635.59 feet along the common line between the said Lot 1, Block A, Chevy Chase South Phase Four, Section A subdivision and the said Thornhill tract to the **PLACE OF BEGINNING**, containing 5.372 acres of land, more or less.

  
TIMOTHY A. LENZ, R.P.L.S. NO. 4393  
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Austin, Texas 78704  
(512) 443-1174

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3-28-06





<p>1" = 400'</p>	<p>SUBJECT TRACT</p> <p>PENDING CASE</p> <p>ZONING BOUNDARY</p> <p>CASE MGR: R.HEIL</p>	  	<p><b>ZONING EXHIBIT B</b></p>	<p>CITY GRID REFERENCE NUMBER</p> <p>K19</p>
	<p>CASE #: C14-06-0138</p> <p>ADDRESS: 4711 E RIVERSIDE DR</p> <p>SUBJECT AREA (acres): 5.372</p>	<p>DATE: 06-07</p> <p>INTLS: SM</p>		